

**City of Abondale Estates**  
**Downtown Development Authority**

**January 27, 2009**  
**6:30 p.m.**  
**MINUTES**

**Members Present:** Jill Joyner-Bush, Chair  
Don Connelly  
Steve Grubenhoff  
George Kennedy  
Allan Kirwan  
Bart Webb

**Staff Present:** Clai Brown, City Manager  
Karen Holmes, Administrative Assistant

*Item No. 1* Meeting called to order at 6:30 p.m. by Jill Joyner-Bush

*Item No. 2* Adoption of Agenda  
The following amendments to the agenda were requested:  
Steve Grubenhoff -  
Removal of "Letter to MARTA"  
Addition of "Financial Update" and "Payment for Audit"  
Addition of Executive Session to discuss a real estate matter  
Chair Jill Joyner-Bush - "Resignation of Laura Leckband"  
Allan Kirwan - "Discussion of Vacancy"  
A motion to adopt the agenda as amended was made by Allan Kirwan,  
seconded by Don Connelly; passed with all ayes (6-0).

*Item No. 3* Approval of Minutes:  
October 2, 2008 Special Called  
A motion to approve the minutes was made by Allan Kirwan, seconded by  
Bart Webb; passed with all ayes (6-0).

October 14, 2008 Regular Meeting  
A motion to approve the minutes was made by Allan Kirwan, seconded by  
Don Connelly; passed with all ayes (6-0).

November 11, 2008 Regular Meeting

A motion to approve the minutes was made by Allan Kirwan, seconded by George Kennedy; passed with all ayes (6-0).

- Item No. 4* Resignation of Laura Leckband from DDA  
Chair Jill Joyner-Bush thanked Laura Leckband for all her work as a member of the DDA.  
Allan Kirwan also expressed appreciation for her work on the board and the Charter School Initiative. He also advised her of available property that might be suitable for the school. Ms. Leckband responded that she was working with the First Baptist Church on the possibility of renting some of their unused property.

- Item No. 5* Financial Update and Request to pay DDA portion of City Audit – Steve Grubenhoff  
Steve Grubenhoff distributed a summary of revenues and expenses for 2008. He advised that the DDA portion of the City Audit was \$4,000.00. Allan Kirwan asked if there were any significant issues in the DDA audit. Steve Grubenhoff responded that, because of changes in administration and personnel, there were re-statements of figures for prior years.

A motion to approve payment of \$4,000.00 to the City to cover the DDA portion of the audit was made by Allan Kirwan, seconded by George Kennedy; passed with all ayes (6-0).

In discussion it was decided that the regular April meeting would be held at the Department of Juvenile Justice.

- Item No. 6* Board Vacancy  
The ultimate decision lies with the BOMC; however, the DDA should suggest anyone they feel qualified. Jill Joyner-Bush felt that to keep a balance on the board, there should be another female member.

Allan Kirwan suggested Eva Roswell, Our Way Café, and Layne Lee, Sweet 'n Sinful as the potential member. George Kennedy, although agreeing with the need for balance, felt that Tarriel Covington, Project Video, should be considered.

Tracy Minich (Nominating Committee) would be advised of the DDA suggested candidates.

*Item No. 7*      Committee Discussions

**Don Connelly and George Kennedy – Marketing**

Don Connelly suggested a meeting with the Arts Alliance and AEBA to formulate some marketing strategy. George Kennedy agreed that there needs to be a coordinating effort for effective marketing.

**Allan Kirwan – Annexation**

City of Decatur is backing off their annexation efforts. They have decreased the areas of interest considerably.

Jill Joyner-Bush asked if annexation of the Fenner-Dunlop, Methodist Church and medical office building properties would have to go through the legislative process. Allan Kirwan responded that because these properties were requesting annexation it did not require legislative action.

Sweet 'n Sinful won a cake baking competition and had an article in the Atlantan Magazine, a publication that caters to brides. Allan Kirwan asked about the plans to advertise in Decatur Living. Jill Joyner-Bush asked that Theresa Woodgeard be contacted about the cost and publication schedules. Don Connelly offered to contact the AEBA to see what their plans are for advertising. Allan Kirwan thought this would be a good opportunity to partner with them and attract new business into the City.

Steve Grubenhoff asked if the City's website could include a listing of available commercial properties in the City. City Manager Brown suggested that the DDA develop a website and the City would add a link. Steve Grubenhoff stated that he would research website options for the DDA that would include a section of available commercial properties. This would be in keeping with Mayor Rieker's directive that the DDA work on recruiting new business.

Jill Joyner-Bush spoke with a consultant from Savannah, Chris Miller, who focuses on business and community brand development. She is trying to arrange a meeting in the near future.

Allan Kirwan stated that it should not be difficult to market the City. We are in a good location, inside the perimeter and we have a unique identity as a City. Also, he and Don Connelly had discussed recognizing long-time businesses in the City. They feel it is important to acknowledge those who have been successful over the years. Jill Joyner-Bush suggested that the DDA have articles about these businesses published in the City's newsletter.

**Bart Webb – AEBA**

There was nothing to report about the Business Association. He did present the DDA suggestion of a cooperative marketing plan and membership drive.

The RAD event is scheduled for February, including exhibits and art sales by area galleries. There will be food and entertainment.

Don Connelly asked that DDA consider some financial assistance to the Arts Alliance. Steve Grubenhoff suggested that Arts Alliance make a formal request for a specific purpose. The DDA should be cautious about supporting other agencies. City Manager Brown stated that the Arts Alliance, when requesting support from the City, submitted their financial statements. The DDA could review them before making any decision.

*Item No. 8*      Discussion of Board Members  
No additional

*Item No. 9*      Public Comment

Ed Rieker, 3267 Wiltshire Drive, 151 Locust Street

He cautioned the board about the use of Executive Session; under Georgia law if you are going to discuss a specific piece of property, you can go into an executive session. If your discussion is about real estate in general, you cannot.

With regard to annexation, Decatur is planning to scale down their original plan; however, they are still interested in of some commercial property.

This year the BOMC will recognize business and residents at the State of the City meeting. Any DDA input will be welcomed.

He urged the DDA to work towards filling the vacancies in the business district. He would like the DDA to discuss with Century the possibility of short-term leases for the vacant properties they own but for which there are no immediate plans.

Jill Joyner-Bush agreed to contact Century and begin discussions about available properties. Don Connelly also suggested contacting Louis

Pichulik regarding his now vacant buildings on North Avondale Plaza and North Clarendon Avenue.

Laura Leckband, 5 Exeter Road

The current zoning map the Godfather property was changed to GC from CBZ. This is something the board needs to look into.

Charter School has developed their fundraising schedule for year. They will be present at Avondale in Bloom. The major event is a dinner and silent auction. The DDA and AEBA could partner and participate. They are also planning a family party in September. The DDA could use these events as an opportunity for t-shirt sales.

She urged the board to continue the work on land use and pedestrian and traffic access.

Mayor Rieker advised the DDA that their jurisdiction, the CBD, is governed by the legal description of each area. He suggested that the zoning map be compared to the legal descriptions to determine accuracy.

Jill Joyner-Bush asked Don Connelly to look into getting t-shirts in lighter colors for spring and summer.

A motion to adjourn into Executive Session for a real estate matter at 7:40 p.m. was made by Allan Kirwan, seconded by Steve Grubenhoff; passed with all ayes (6-0).

*Item No. 10* Executive Session – Real Estate